

52-159

RK 6494 PG 246

QUITCLAIM DEED
Statutory Short Form
013283

We, **Carin L. Merrill**, a single person, of Brunswick, County of Cumberland, State of Maine, and **Leslie A. Lemieux** of Topsham, County of Sagadahoc, for consideration paid, grant to **Douglas E. Phillips** of Vassalboro, Kennebec County, State of Maine, and whose mailing address is RR1, Box 733, Vassalboro, ME 04989, with **Quitclaim Covenants**, the land in China and Waterville, Kennebec County and State of Maine, bounded and described as follows; to wit:

Parcel One: A certain lot or parcel of land situate in China, Kennebec County, State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod on the shore of China Lake at the northwest corner of Lot No. 7; thence running southerly on the west line of Lot No. 7 to an iron rod; thence westerly on Eliot O. Williams' north line to an iron rod; thence northerly on the east line of Lot No. 9 to an iron rod on the shore of China Lake; thence easterly on the shore of said lake 100 feet to the first mentioned bound; being Lot No. 8. Also a right of way on foot and by vehicle as now used from the above described property to the main highway.

Parcel Two: Also another certain lot or parcel of land situate in China, Kennebec County, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin, which pin marks the northwest corner of the above described property; thence in a generally southwesterly direction a distance of forty-five (45) feet to a point on the Indian Heart Road, so-called; thence in a generally southerly direction along the Indian Heart Road a distance of twelve (12) feet; thence in a generally easterly direction to a point on the west boundary of land of the within grantor; thence in a generally northwesterly direction along said west boundary a distance of fifty (50) feet to the point of beginning.

Parcel Three: A certain lot or parcel of land situate in Waterville, Kennebec County, State of Maine, on the easterly side of North Street, with the buildings thereon, and being identified as Lot No. Nine (9) on Plan of Elmwood Vista by Waterville Development, Inc. April 10, 1941, recorded in Kennebec Registry of Deeds, Plan Book 13, Page 68.

Said lot according to Plan is fifty-five (55) feet on North Street and one hundred (100) feet deep.

Excepting and reserving to Bessie B. Phillips a life estate in the above-described premises, the purpose of this deed being to convey a remainder interest only. During the term of her life estate, Bessie B. Phillips shall be responsible for payment of all taxes and assessments levied against said premises, proper insurance in the names of Bessie B. Phillips and Grantees as their interests may appear, and utilities in connection with said premises and the use and occupation thereof.

TRANSFER
TAX
PAID

Douglas E Phillips
RR 1 Box 733
VASSALBORO, ME 04989

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Meaning and intending to convey any and all interest acquired by Carin L. Merrill and Leslie A. Lemieux by Deed of Distribution given by Douglas E. Phillips, Personal Representative of the estate of Carole E. Merrill of even date and to recorded in the Kennebec County Registry of Deeds simultaneously herewith.

John Lemieux joins in this Quitclaim Deed to release any and all interest that he may have in the property being conveyed.

WITNESS our hands and seals this 25th day of May, 2001.

Signed, Sealed and Delivered
in the presence of:

Douglas E. Phillips
Witness

Elizabeth M. Phillips
Witness

Elizabeth M. Phillips
Witness

Carin L. Merrill
Carin L. Merrill

Leslie A. Lemieux
Leslie A. Lemieux

John Lemieux
John Lemieux

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: May 25, 2001

Then personally appeared the above named Carin L. Merrill and acknowledged the foregoing instrument to be her free act and deed.



Before me,
Kilsey M. McCausland
Notary Public/Attorney at Law

Kilsey M. McCausland
Dated: May 29th, 2001

STATE OF MAINE
COUNTY OF KENNEBEC

Then personally appeared the above named Leslie A. Lemieux and acknowledged the foregoing instrument to be her free act and deed.



Before me,
Susan D. Clark
Notary Public

MY COMMISSION EXPIRES
JULY 1, 2003

Susan D. Clark

RECEIVED KENNEBEC SS.

2001 MAY 31 PM 1:48

ATTEST: Thomas B. Merrill
REGISTER OF DEEDS